Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes August 13, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, August 13, 2010 at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Donnelly-Cohen, Halverson, Merrigan, Smitten, Wang, Wencl, and

Present:

Young; and Messrs. Alton, Commers, Connolly, Fernandez, Gelgelu, Kramer, Nelson,

Spaulding, and Ward.

Commissioners Absent: Mmes. *Porter, *Thao, and Messrs. *Schertler, and *Wickiser

*Excused

Also Present:

Lucy Thompson, Patricia James, Amy Spong, Christina Boulware, Josh

Williams, Ryan Kelley, Joey Larson, and Sonja Butler, Department of Planning

and Economic Development staff.

I. Approval of minutes July 30, 2010.

MOTION: Commissioner Commers moved approval of the minutes of July 30, 2010. Commissioner Alton seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Donnelly-Cohen announced that Commissioner Thao gave birth on 8/8/10 to a baby boy weighing 8lbs 2oz and his is name Touly Alexander Thao. The family is doing well and his sister Elena loves him already.

III. Planning Director's Announcements

Lucy Thompson (filling in for Donna Drummond) announced that on 8/4/10 City Council approved amendments to the Fitzgerald Park Precinct Plan. Also City Council adopted two resolutions authorizing PED to submit Livable Communities applications to the Metropolitan Council; one resolution was for the pre-development grants, and one for the development grants. Three development grant applications were submitted: 1) Fifth Street Lofts, for a green roof and public realm improvements around the building; 2) West Side Flats, for utility relocation and a retaining wall; 3) PPL project on West 7th, for the relocation of utility lines, demolition and site preparation. Two pre-development grant applications were submitted: Prior/University for a Stormwater Master Plan; and 2) Phalen Village, for environmental work, a market study and urban design work.

On 8/11/10, the City Council adopted the Hookah Ordinance on a unanimous vote and approved the combined plat for Carondolet Village.

Ms. Thompson distributed an event announcement for two upcoming meetings with property owners for the Central Corridor/Traditional Neighborhood Zoning project. Staff have already had a couple of general open house meetings and met with developers.

Finally, there will be a kick-off meeting Tuesday, 8/17/10 for the Great River Park Master Plan at the Wiggington Pavilion from 5:00-8:30 p.m., followed by the premier screening of "The River is Life," a documentary of two men traveling the Mississippi from Itasca to the Gulf of Mexico.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

Three items came before the staff Site Plan Review Committee on Tuesday, August 10, 2010.

- Minnesota Asphalt Maintenance, grade and pavement lot rehab at 92 Ivy Avenue West
- Beacon Bluff demo and grading, remove parking lot, soil work, replace city sidewalk at 915 East Minnehaha Avenue
- LRT Operations and Maintenance Facility, reuse of old Gillette site at 310 5th Street East

NEW BUSINESS

#10-603-211 Zamzam Inc — Rezoning from RM1 Low-Density Multiple-Family Residential to B1 Local Business. 1555 Maryland Avenue East between Hazelwood and Herbert. (Josh Williams, 651/266-6659)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

Commissioner Kramer announced the agenda for the next Zoning Committee meeting on Thursday, August 19, 2010.

V. Comprehensive Planning Committee

Chair Commers had no report.

VI. Neighborhood and Planning Committee

<u>Initiate Zoning Study for Highland Village Commercial District</u> – Recommendation to initiate a zoning study to explore rezoning most of the parcels from B2 and B3 to TN2 Traditional Neighborhood, thereby making zoning in the area consistent with the Comprehensive Plan and District 15 Highland Park Plan Summary. (Ryan Kelley, 651/266-6562, and Merritt Clapp-Smith, 651/266-6547)

<u>MOTION</u>: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution. The motion carried unanimously on a voice vote.

<u>Designation of Victoria Theater at 825 University Avenue as a Saint Paul Heritage Preservation</u> <u>Site</u> – Approve resolution finding designation in conformance with the Comprehensive Plan. (Amy Spong, 651/266-6714)

<u>MOTION</u>: Commissioner Wencl moved the Neighborhood Planning Committee's recommendation to approve the resolution. The motion carried unanimously on a voice vote

VII. <u>2010 Saint Paul Survey Project</u> – Informational presentation on a recently approved Legacy Grant for a historic survey of the Frogtown, Payne-Phalen, and Uppertown neighborhoods (Amy Spong, 651/266-6714)

Amy Spong, Historic Preservation staff, briefed the Commission on the Legacy Grant recently approved for survey work in Saint Paul. Legacy Grant funding supports the arts, environment and historic preservation across the state. Historic Saint Paul applied for the grant in partnership with the Saint Paul Heritage Preservation Commission and the Ramsey County Historical Society, with the Department of Planning & Economic Development donating in a \$20,000 cash match. Last week, they were told the good news that they had received \$100,000 to do a survey project. The survey will cover three areas related to the Invest Saint Paul neighborhoods. The last comprehensive survey in Saint Paul was done in 1983; a lot has changed in the field of preservation and how properties are evaluated for significance. That survey looked at a lot of high-style architecture and brick homes, but not so much on workers cottages and different social/ethnic groups that settled in Saint Paul. The money received for this survey will be focused on the Payne-Phalen, Frogtown and Uppertown neighborhoods. The grant will accomplish three main things:

- 1) a recognizance level survey, also referred to as a Level 1. Ms. Spong explained that this is basically going door-to-door doing basic historic research, trying to find out where there are collections of buildings that have retained their architectural integrity, some historic significance or individual scattered sites around these neighborhoods;
- 2) a context study for "Neighborhoods at the Edge of the Walking City." In 2001, six context studies were completed. One of them was residential real estate development, which looked at the history of residential real estate development in neighborhoods such as Merriam Park, St. Anthony Park and Macalester Groveland. The consultants at that time said there was missing information on neighborhoods that were the first ring around the downtown core. They were not developed as a response to transportation or speculative development. A context study establishes the relative significance of neighborhoods and individual properties. It will explore all of the neighborhoods that touch on downtown and identify were there are pockets or groups of buildings that still have integrity or have some potential to be rehabilitated.
- 3) technology updates, including GIS and web-based applications for survey data. Minneapolis has been proactive in getting their survey data online for the public to get historic information on their web. We need to design a template for how we can make inventory data available to the public. We do have a lot of our inventory information connected to AMANDA, the data base that a lot of City staff use. We hope this information can be used to make good decisions about what's going to be rehabbed or demolished.

Lucy Thompson, PED staff, added that all of these activities are called for in the Preservation chapter of the Comprehensive Plan.

Commissioner Wencl announced the next Neighborhood Committee meeting on August 18, 2010 has been canceled.

VIII. Communications Committee

Commissioner Smitten had no report.

IX. Task Force Reports

Commissioner Smitten gave an update on the Smith Avenue Revitalization Task Force. There is a nice article in the Star Tribune this week on the Smith Avenue Task Force work. She said that the task force has gone through the housing and economic development discussion, and next month will be drafting the document. Their next meeting is on Tuesday, August 31, 2010.

X. Old Business

None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 8:53 a.m.

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul

Respectfully submitted,

Donna Drummond Planning Director Approved

larilyn Porter

Secretary of the Planning Commission